

# CITY HALL PUBLIC SPACE AND SAFETY IMPROVEMENTS

May 22, 2017



# PROJECT GOALS & BENEFITS

## Public Safety & Security

- ❖ Accessible and secure wayfinding pathways
- ❖ Centralized entry point, service counters, & meeting rooms
- ❖ Secure access and movement for Police, Sheriff, Judge
- ❖ After-hours access and security for public & staff

## Ancillary Results

- ❖ ADA, Building Code, and Life Safety compliance
- ❖ Improved customer access to City services
- ❖ Building efficiency & sustainability, LEED



# PROJECT UPDATE

- ❖ Awarded CMAR Contract to HITT (Dec 2016)
- ❖ Cost estimate of Dec 2016 Design
  - ❖ \$19.5M (\$6.5M over budget)
- ❖ Continued Design Refinement
  - ❖ Incorporation of Stakeholder Comments
  - ❖ Independent Cost Estimation
  - ❖ Cost and Scope Alignments to \$13M budget



# PROJECT UPDATE

## Newest Design:

- ✓ Meets Project Goals
- ✓ Meets Current and Projected Space Needs
- ✓ Within Budget





# NEXT STEPS

- ❖ Site Plan Submittal Planned 5/29
- ❖ Continued Public Outreach
- ❖ Construction begins October



# Funding and Budget

## CIP Funding

\$11.7M in funding approved over FY12,13,14

\$5.25M additional approved in FY16 for additional scope

\$1M spent on Critical Renovations

## Total Available Budget

\$15.95 M

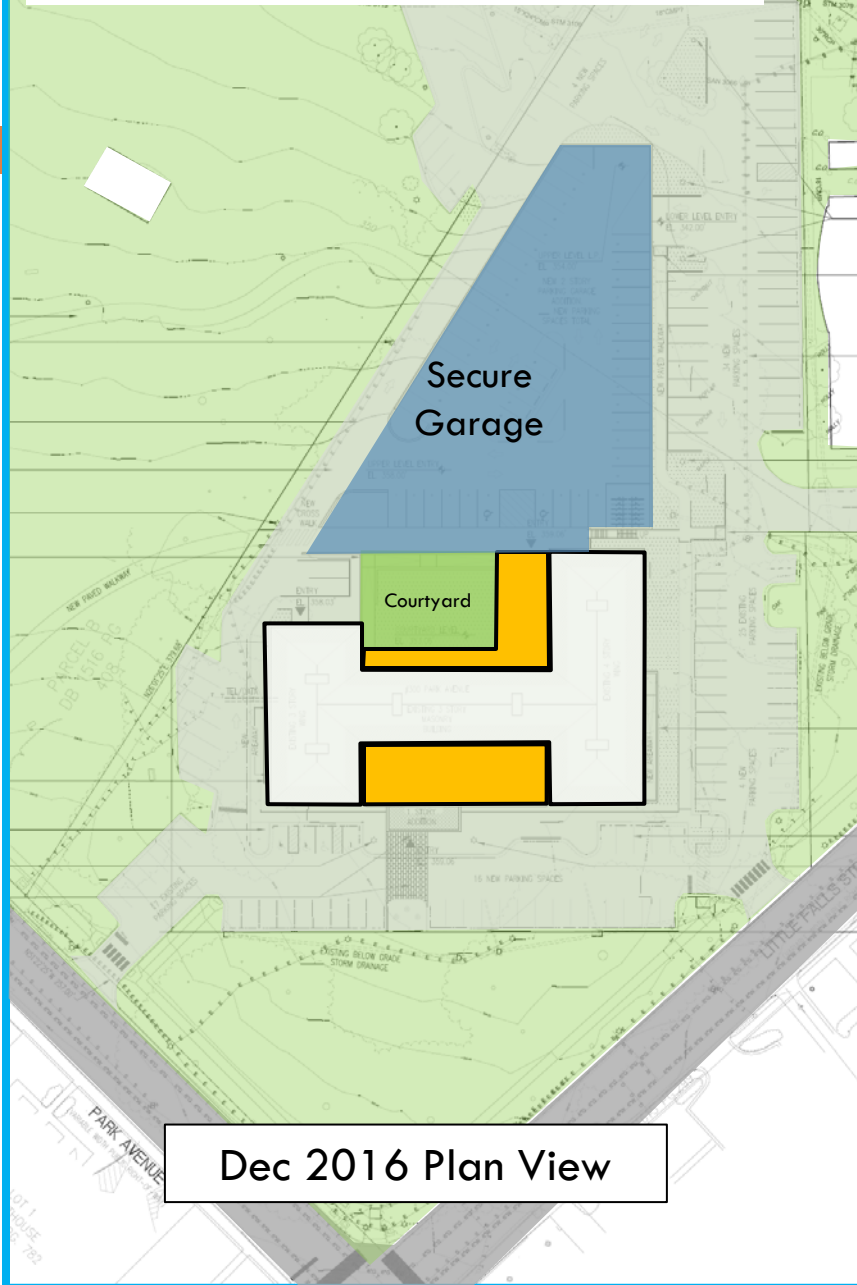


# Funding and Budget

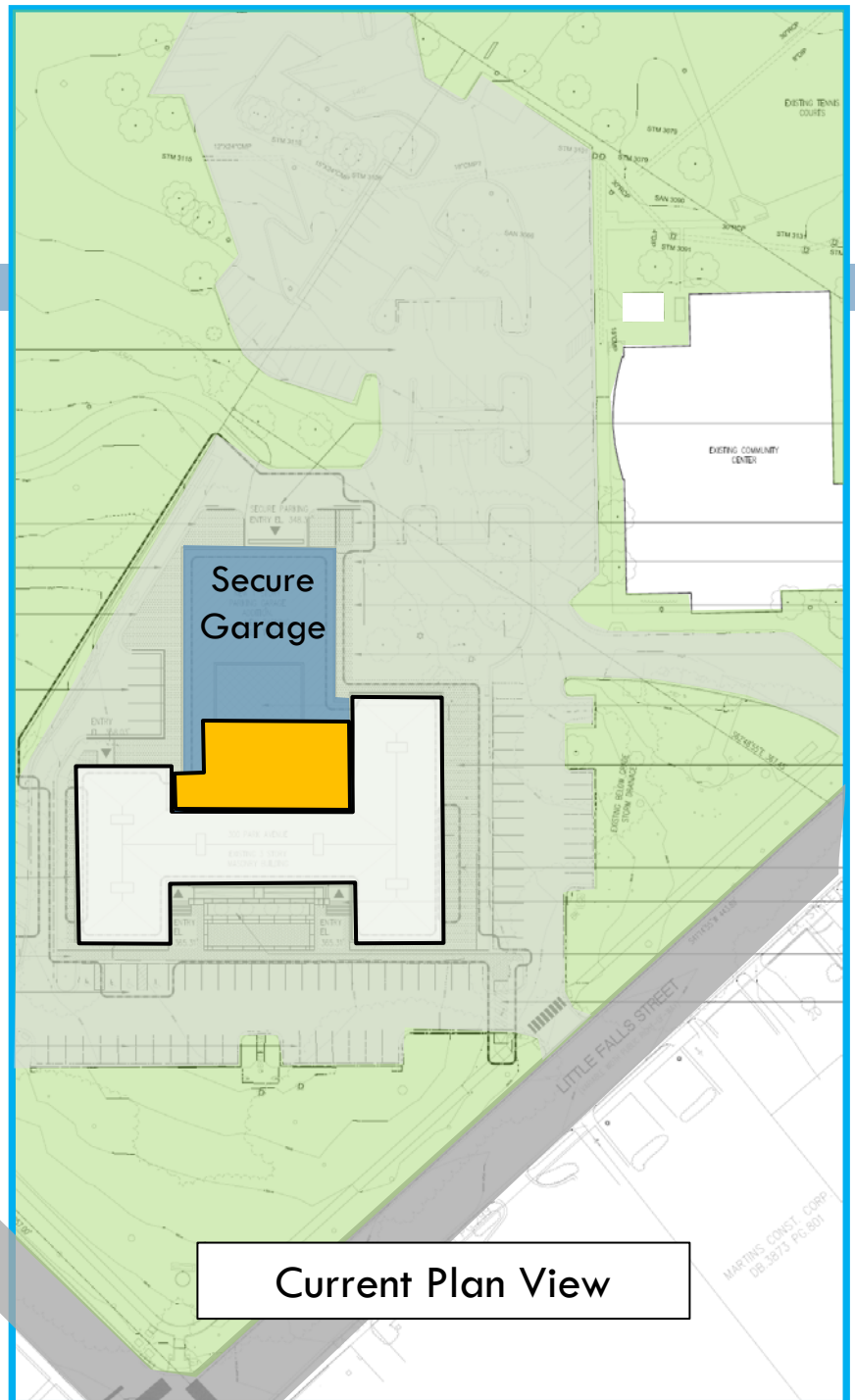
Total Budget \$15,950,000

Feasibility Studies/Preliminary Design	\$500,000
S27 Fee - Schematic Design	\$225,000
Remaining S27 Fee	\$975,000
CMAR Preconstruction Fee/ Phase 1	\$50,000
<b>Total Remaining</b>	<b>\$14,200,000</b>
FFE, Commissioning, Relocations	\$1,200,000
Construction	\$13,000,000

# Plan View Comparison



Dec 2016 Plan View



Current Plan View

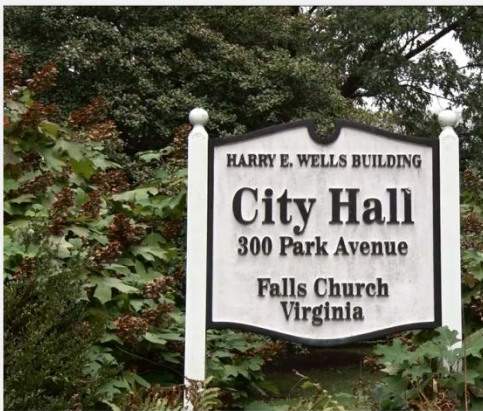
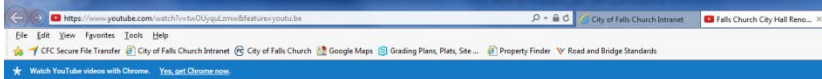


# Balancing Budget and Stakeholder Needs

By the numbers comparison:

	Dec 2016 Design	Current Design
Renovation	42,500 SF	42,500 SF
Additions	12,550 SF	4,000 SF
Garage	44,000 SF	11,200 SF
Parking Spaces	88 (44 net new)	33 (13 net new)
Cost Estimate	\$19.5 M (\$6.5 M over budget)	\$13M

Cost data based on market data from HITT and subconsultants. Confirmed by independent cost estimators.



Falls Church City Hall Renovations

City of Falls Church Government

Published on Oct 7, 2016

Category: Education

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# Stakeholder Comment Overview



September 15, 2016

f t i



## Families & Foodies Celebrate the Best of The Little City

Saturday, September 17 from 10am to 4pm, Community Center Grounds

The City of Falls Church and Lincoln at Tinner Hill present the annual autumn tradition this Saturday: the Taste of Falls Church at the Fall Festival. This FREE event has something for everyone. Start at the weekly Farmers Market (8am to Noon), then stroll over with free admission to the booths, crafts, amusements, and, of course, tastes of the best restaurants in Falls Church!

Download the [Festival map](#) and the [Taste menu!](#)

- [Angie's Italian Restaurant](#)
- [Cafe Kindred](#)
- [Clare and Don's Beach Shack](#)
- [Famous Dave's](#)
- [Pippin Pizza](#)
- [Hot N. Nancy Crawfish](#)
- [Nando's Peri-Peri](#)
- [Plaka Grill](#)
- [Sfin Cafe](#)
- [Sweet Rice Thai](#)
- [Tino Grill](#)
- [Zinga! Frozen Yogurt](#)

## The Falls Church Village Preservation and Improvement Society



### The Falls Church Village Preservation and Improvement Society Fall Membership Meeting

Welcome  
President Keith Thurston

The Plans for Expansion of City Hall  
Cindy Mester, Assistant City Manager

Recognition and Appreciation  
of Ric Terman

Excellence in Design Awards  
Design Award Committee

Election of Officers and Board Member  
Nominating Committee  
Michael Volpe, Beth Rodgers and Dominic Murphy

Society Activity Updates  
Activity Leaders

Recognition and Appreciation  
Farmers Market and Summer Concerts Teams

Adjourn to Mixer

## Fall Mixer & Membership Meeting

The Falls Church Episcopal  
November 6, 2016 ~ 3:00 PM

## COMMUNITY NEWS & NOTES

### Mason Soccer Player Makes

Grant Goodwin, a 2016 graduate of George Mason High School and former soccer player on the Mustangs' varsity boys' soccer team, was named to the National Soccer Coaches Association of America's 2015-2016 High School Scholar All-America Team. Goodwin, a midfielder on the team, carried a 3.87 grade point average while at Mason.

He was one of 15 players, selected from soccer teams that played in the fall 2015, winter 2016 and spring 2016, to be named to the High School Scholar All-America Team.

He was also named to the National Soccer Coaches Association of America's All-South team for the 2015-2016 year. Goodwin, a four-year varsity

### player for the Mustangs, was also

named the Virginia High School League's 2A Player of the Year and was named to the 2A First Team. For more information or a full list of the players who made the team, visit [vhsaa.com](#).

**F.C. Second Baptist Church Hosts Ribbon Cutting**

Renovations are nearly complete at the Second Baptist Church, located at 6626 Corner Dr., Falls Church, according to a press release from the church. The church is hosting a ribbon cutting ceremony for its renovations on Sunday, July 24 at 11 a.m. at the church.

The ceremony will include a prayer and re-dedication celebration, worship service and homecoming. "We are looking forward with joyful anticipation which remembering to praise God for

### how far we've come," the press

release from the church said. The theme of the ribbon cutting ceremony is "We've Come This Far by Faith." For more information, visit [fallschurchva.gov](#).

**City of Falls Church Hosts Guided Tours of City Hall**

According to a press release from the City of Falls Church, the City's Police, Sheriff's, Deputies, Court and Jail System, which are located in City Hall at 300 Park Avenue, need improvements for the public's safety.

In order to educate the public on the state of the building, the City is inviting the public to take guided tours of the building to see first-hand the accessibility, safety and aging infrastructure issues the public spaces are facing today on Saturday, July 23.

### Project managers with the City

will lead a 45-minute tour of City Hall from 9 a.m. to noon. Tour groups will meet near the Compst and Entertainment Program booth at the Farmers Market. No reservations are required.

To request accommodations for any type of disability, call 703-248-5042 (TTY: 711). For more information on the project, visit [fallschurchva.gov/cityhallrenovations](#).

**The Original Pancake House Hosts Benefit for Homeless**

The Original Pancake House, located at 7395 Lee Hwy., Falls Church, is hosting a benefit for the homeless called *Thaw Out for the Falls Church Homeless Shelter* on Thursday, July 28.

The restaurant will donate 15 percent of its proceeds made from 7 a.m. to 3 p.m. to the Falls Church Homeless Shelter, which is open during the winter for the City's homeless.

The shelter serves up to 50 residents each year during hypothermia season. For more information, call 703-544-1114.

### See & Mason Taji One is host-

ing a open house called "Beat the Heat," which features a live Tai Chi class on Saturday, July 23 from 7:50 - 8:50 a.m. for those interested in learning the martial art. The event will take place at the Falls Church location of Zhou



# Stakeholder Comments:

## Most Referenced Themes

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- ❖ Exterior architecture and aesthetics
- ❖ Achieve security and safety
- ❖ Accessibility and wayfinding critical
- ❖ Maximize efficient use of interior spaces
- ❖ Plan for future expansion and growth
- ❖ Construction and phasing impacts on services and staff
- ❖ Maximize sustainability



# Balancing Budget and Stakeholder Needs

## Current Design:

- ✓ Meets Project Goals
- ✓ Maintains original program
  - ✓ Open lobby space with effective wayfinding
  - ✓ Maintains departmental space needs
  - ✓ Additional Meeting Spaces
- ✓ Maintains historic City Hall frontage and aesthetic
- ✓ Maintains 2 public elevators for redundancy
- ✓ Minimizes impacts to Cherry Hill Park and Campus
- ✓ Minimizes construction impacts to stakeholders

# Balancing Budget and Stakeholder Needs

## LEED Silver Sustainability goals maintained

- ✓ Improved energy performance – lower operating costs
  - ✓ VRF HVAC System for high efficiency and energy recovery
  - ✓ Enhanced lighting controls and efficient lighting
  - ✓ 3<sup>rd</sup> party commissioning to oversee systems installation
  - ✓ Optimized building envelope
  - ✓ Environmentally safe refrigerant
- ✓ Reduced water usage
  - ✓ Low Flow/No Flow plumbing fixtures
  - ✓ Native landscaping
- ✓ Reduction of “Heat Island” effect through garage terrace

# Balancing Budget and Stakeholder Needs



## Budget Alignment:

- ❖ Site work limited – focus on facility
- ❖ Reduction in parking (13 net gain)
- ❖ Solar Options, Electric Vehicle Charging & LEED Gold outside of budget



# PROJECT GOALS & BENEFITS

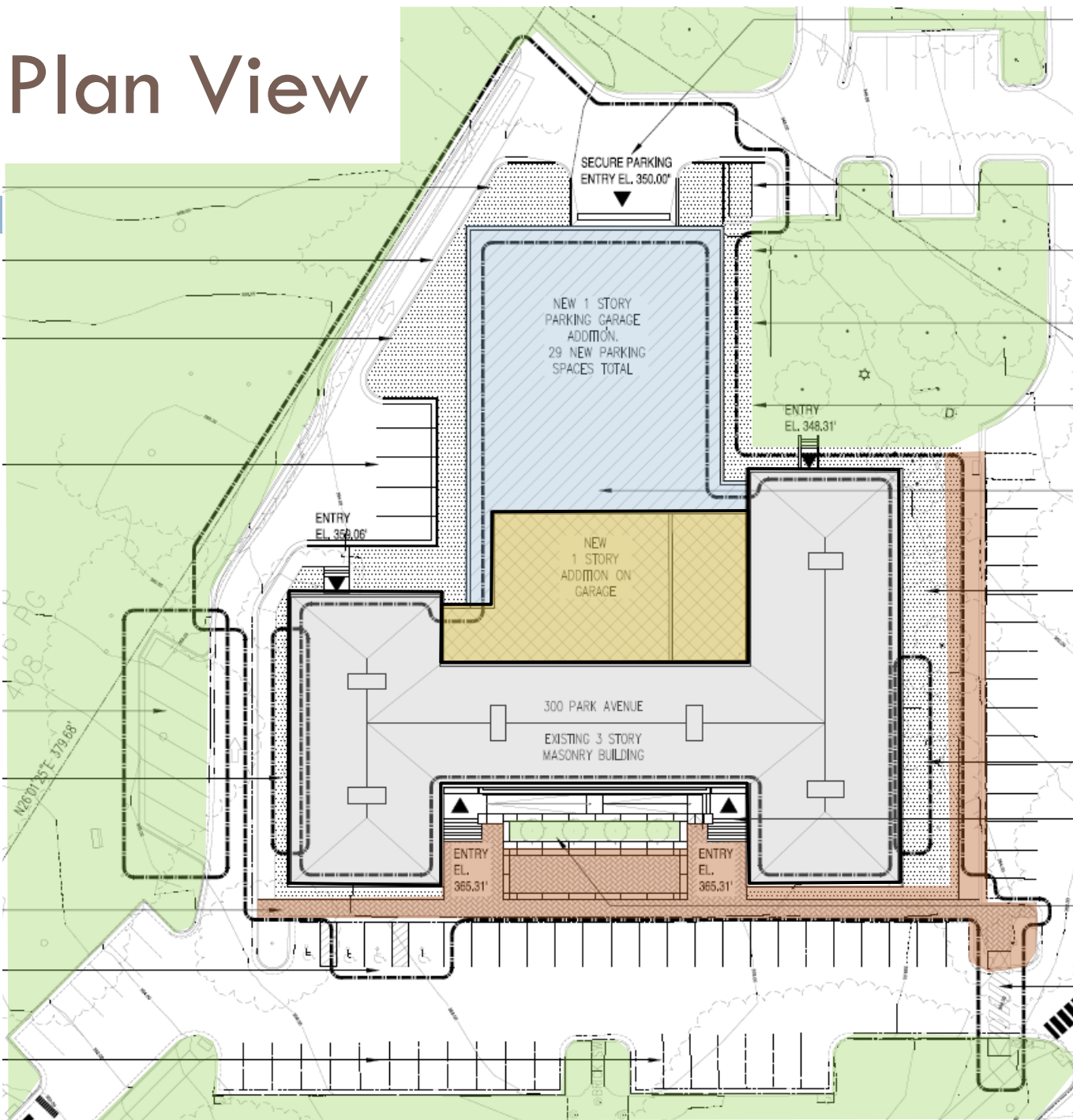
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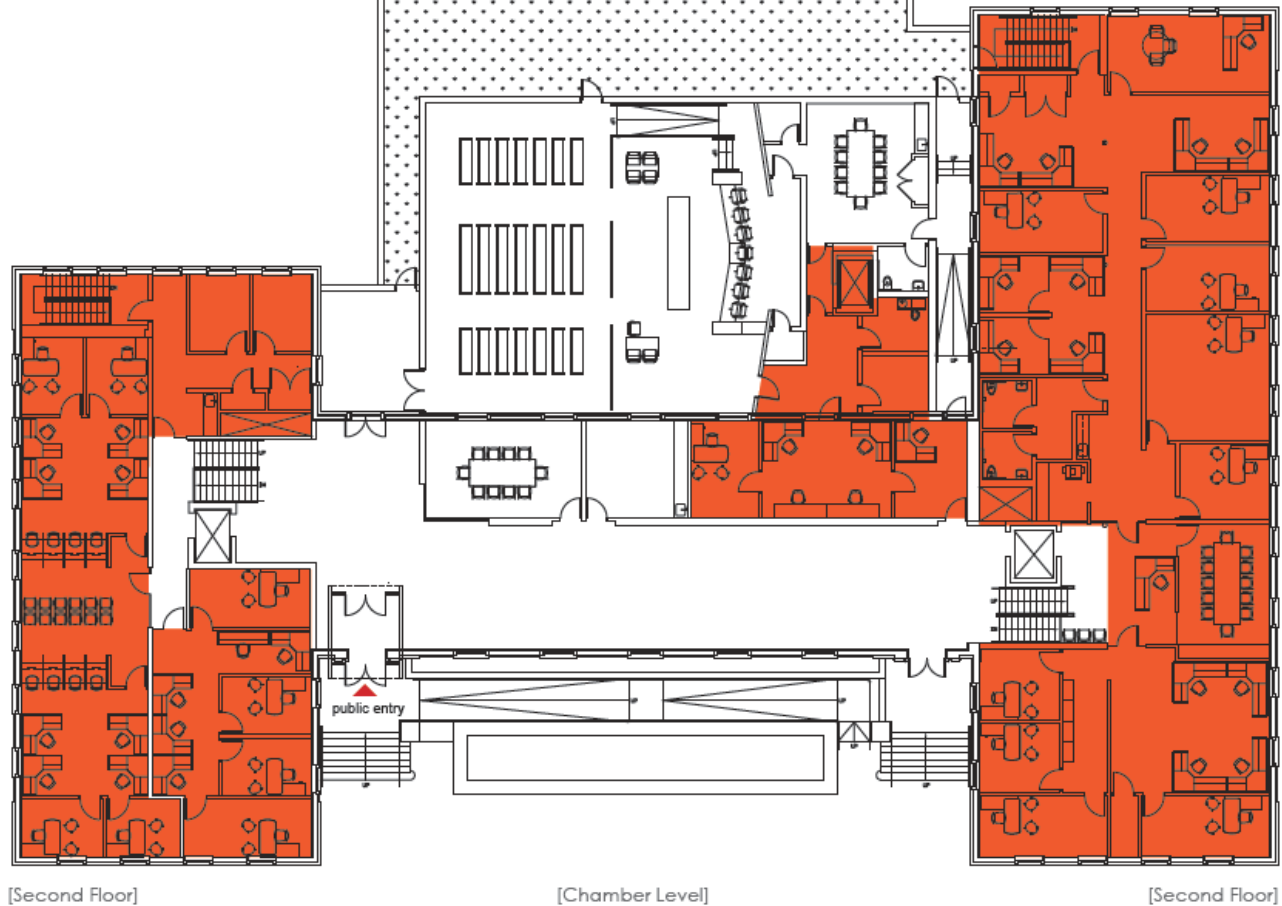
## Ancillary Results

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# Site Plan View



# Floor Plan View







Front entrance



Entry Lobby





Rear Addition and Garage from Community Center





Rear Addition and Garage from Cherry Hill Park



# GUARANTEED MAXIMUM PRICE (GMP)

1. Subcontractors submit bids for different parts of work (“packages”)
2. HITT and City Staff review bids - open and transparent process
3. HITT develops GMP
  - > GMP is all inclusive, including CMAR’s fee
4. HITT manages construction as a Prime Contractor
  - >HITT bears cost overruns, reduces City’s risk

# GUARANTEED MAXIMUM PRICE (GMP)

- ❖ Process is **open and transparent** for all parties
- ❖ HITT's involvement during design **minimizes risk to City** vs a traditional bid process
  - ❖ **Better bid pricing**
  - ❖ **Reduced change orders**
  - ❖ **Higher quality**, “vetted” construction teams
- ❖ All parties motivated to deliver project **on budget**

# UPCOMING MILESTONES



Design Development

May

**Public Townhall**

**June**

**Site Plan Process**

Construction Documents

July

Guaranteed Maximum Price

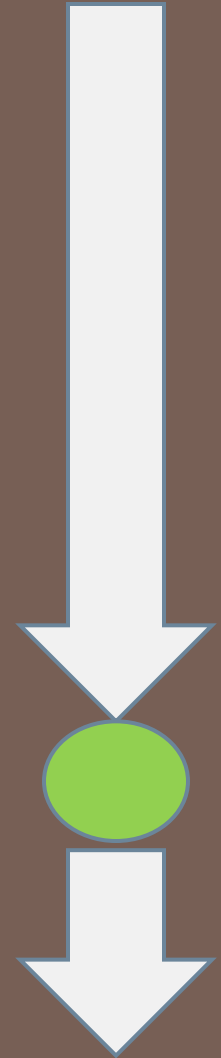
Aug

**Council approval of Construction Contract**

**Sept**

Construction Begins - completion estimated 2019

Oct



# CONTINUING STAKEHOLDER ENGAGEMENT

- ❖ Site Plan Process – May 29 submittal
  - ❖ Planning Commission
  - ❖ Public Hearing
- ❖ Public Townhall – mid June
  - ❖ Public Comment
  - ❖ Boards and Commissions invited
- ❖ Employee Townhall – mid June
- ❖ Continued Website updates:  
[www.fallschurchva.gov/CityHall](http://www.fallschurchva.gov/CityHall)



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